

CASE NUMBER: 15SN0624

APPLICANT: Chesterfield County Board of Supervisors



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Supervisors (BOS)

Public Hearing Date:

APRIL 29, 2015

BOS Time Remaining:

365 DAYS

Applicant's Agent:

KIRK TURNER

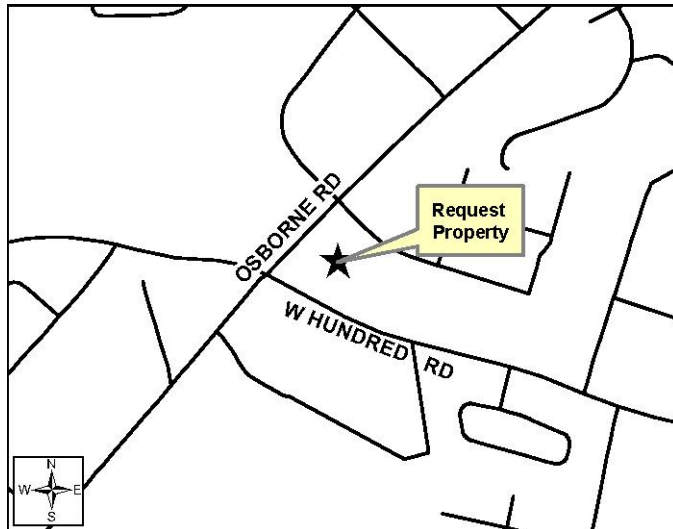
(804-748-1050)

Planning Department Case Manager:

RYAN RAMSEY (804-768-7592)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: **BERMUDA**



APPLICANT'S REQUEST

Conditional use to permit a private school, in conjunction with a church, in a Residential (R-7) District.

Continued operation of a private pre-school, in conjunction with Chester Presbyterian Church, is planned. The private pre-school has operated on the property since 1969.

(NOTES: A. Conditions may be imposed.
B. Conditions are located in Attachment 1.)

RECOMMENDATION

PLANNING
COMMISSION
(3/17/15)

RECOMMEND APPROVAL

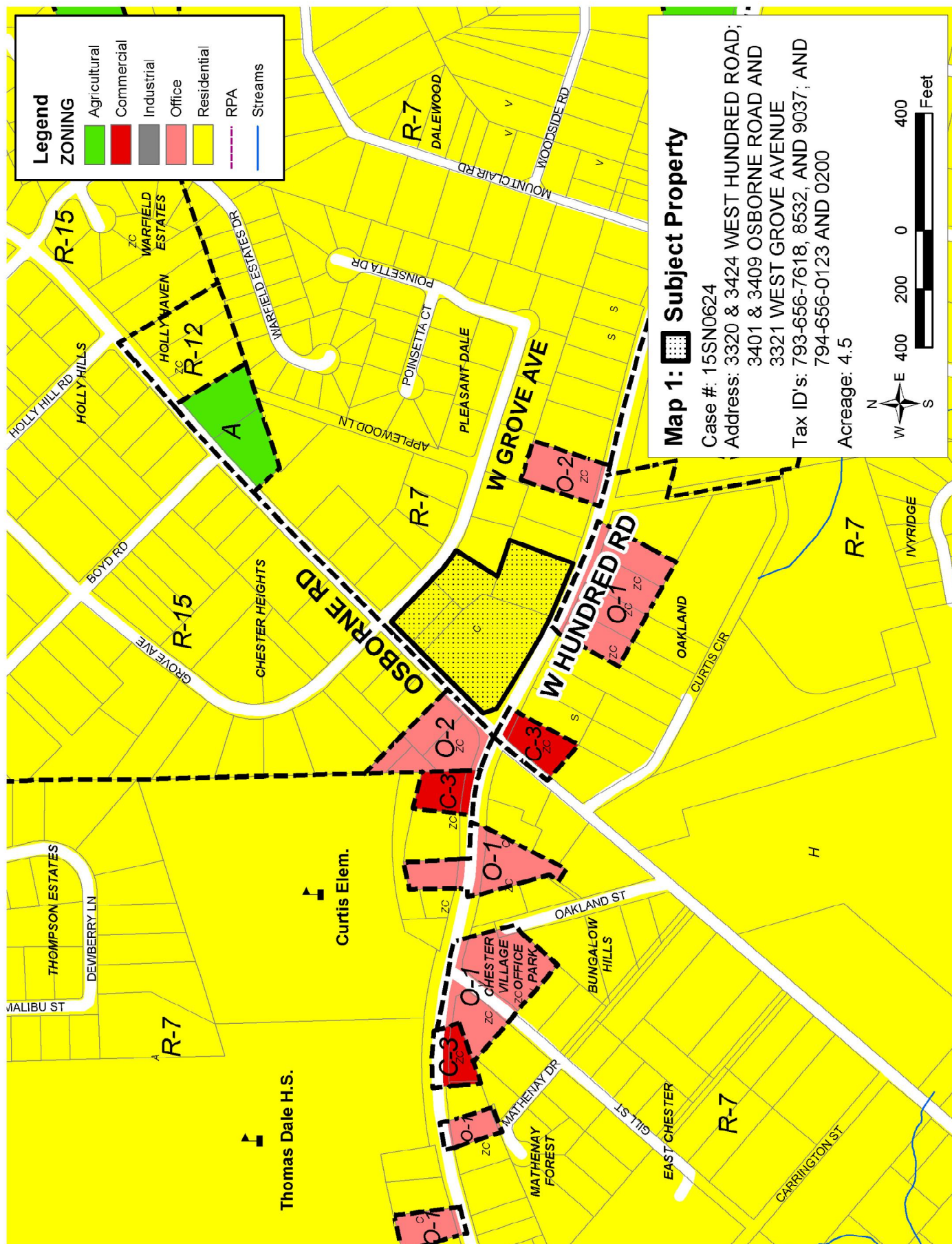
- No adverse impacts on area residential properties

STAFF

RECOMMEND APPROVAL

- Use will be in conjunction with a church use
- Conditions will address impacts of use on area development
- No apparent adverse impacts on area residential properties

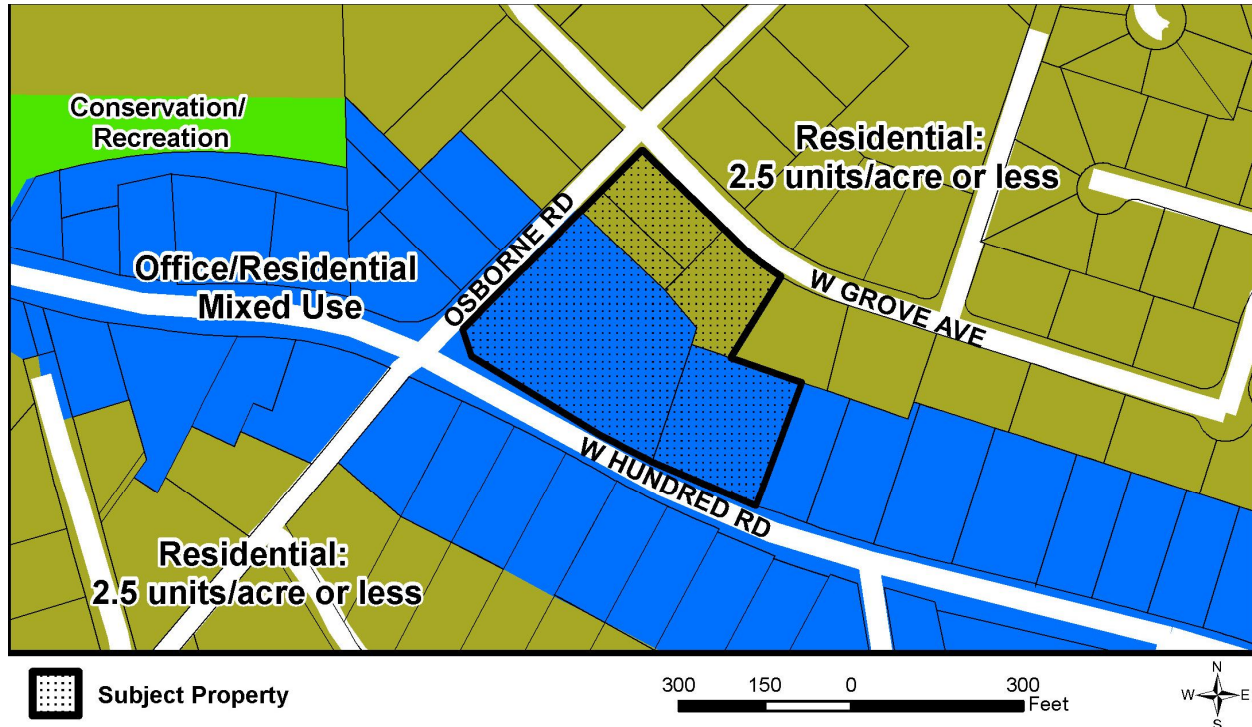
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



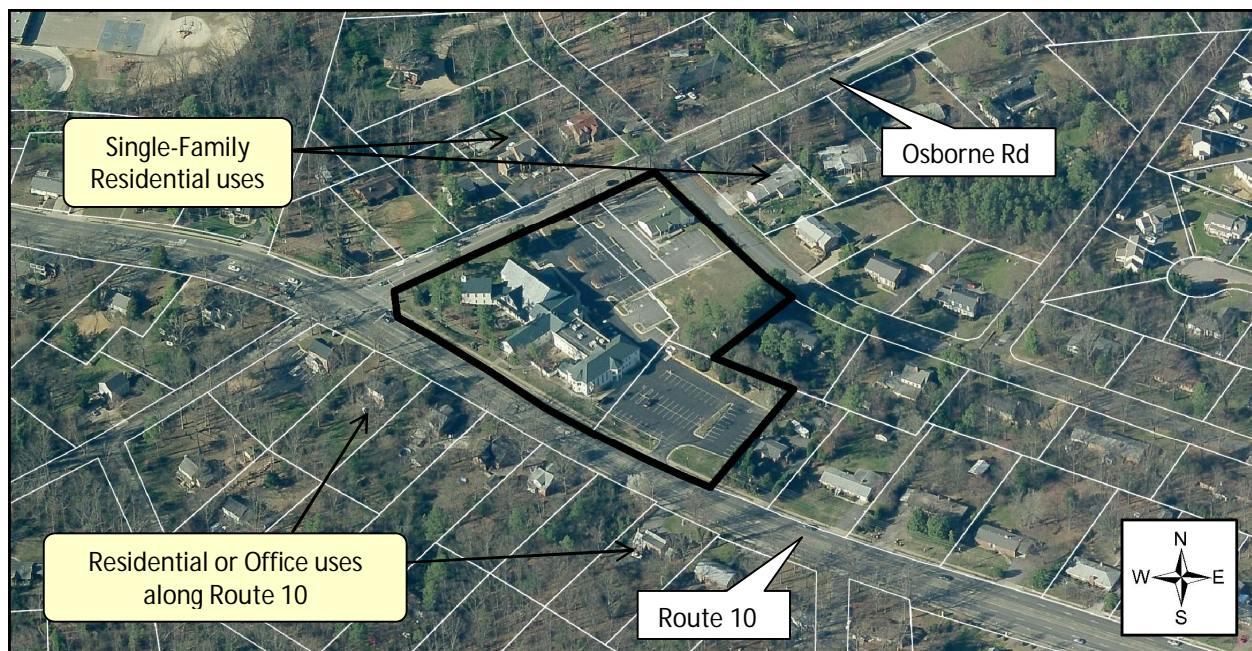
Map 2: Comprehensive Plan (The Chester Plan)

Classification: **OFFICE/RESIDENTIAL MIXED USE AND RESIDENTIAL (2.5 UNITS/ACRE OR LESS)**

The designation suggests that the southern portion of the property is appropriate for professional and administrative offices, along with residential developments of varying densities. The northern portion of the property is appropriate for residences, and places of worship, schools, parks and other similar public and semi-public facilities (2.5 units/acre or less).



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

ZONING HISTORY

Case Number	BOS Action	Request
09SN0153	Approved (02/25/2009)	Conditional Use Planned Development to permit an eighty (80) foot tall steeple.

PROPOSAL

A private pre-school has operated on the request property since 1969 without the requisite conditional use approval. Through a recent banner permit application, it was determined that the private pre-school was not properly zoned. Chester Presbyterian Church wishes to continue the private pre-school operation in conjunction with the existing church complex.

The following provides an overview of staff's recommended conditions related to the private school use, in conjunction with the existing church:

General Overview	
Requirements	Details
Use	Private school use in conjunction with church use <i>Condition 1</i>
Development Standards	New development for the private school use shall conform to the requirements for Emerging Growth Areas <i>Condition 2</i>
Recreational Facilities	<ul style="list-style-type: none">• Recreational facilities limited to existing playground• Playground area to maintain screening with a six (6) foot privacy fence <i>Condition 3</i>

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Dutch Gap Fire Station, Company Number 14
EMS Facility	The Dutch Gap Fire Station, Company Number 14

This request will have minimal impact on fire and EMS.

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	VDOT has no comment on this request.

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	Yes	8"	Yes
Wastewater	Yes	8"	Yes

Additional Information:

The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
1/28/15	Application initiated by Board of Supervisors
2/2/15	Application filed by the agent for the Board of Supervisors
Planning Commission Meeting	
3/17/15	<p>Citizen Comments No citizens spoke to this case.</p> <p>Commission Discussion The Commission noted their support for this case:</p> <ul style="list-style-type: none"> • Use has existed on property since 1969 with no adverse impacts on adjoining property owners <p>Recommendation – APPROVAL AND ACCEPTANCE OF THE CONDITIONS IN ATTACHMENT 1</p> <p>Motion: Patton; Seconded: Wallin AYES: Gulley, Waller, Brown, Patton and Wallin</p>
The Board of Supervisors on Wednesday, April 29, 2015, beginning at 6:30 p.m., will consider this request.	

CONDITIONS

Note:

"STAFF/CPC" – Recommended by both staff and Planning Commission

- (STAFF/CPC) 1. Use. The private pre-school school shall only be permitted in conjunction with the church use. (P)
- (STAFF/CPC) 2. Development Standards. Except where the requirements of the underlying Residential (R-7) zoning district are more restrictive, any new development for the private school use shall conform to the requirements of the Zoning Ordinance for commercial uses in Emerging Growth Areas. (P)
- (STAFF/CPC) 3. Recreational Facilities. Recreational facilities associated with the pre-school shall be limited to the existing playground area identified on Exhibit A, which could accommodate swings, jungle gyms or similar such facilities. The playground shall continue to be screened from West Hundred Road (Route 10) with a six (6) foot privacy fence. (P)

EXHIBIT A

